

424549

Recording requested by:

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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
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NOV - 7 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-005-945**
4899 & 4899 1/2 Glenwood Drive

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **DONALD M. CREE and BETTY J. CREE, Trustees of THE DONALD M. CREE and BETTY J. CREE FAMILY TRUST, under Declaration of Trust dated May 19, 1976, as amended on December 21, 1989.**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **September 8, 1994**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: November 2, 1994

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On Nov. 2, 1994, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
(X) Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

pw005945.pmw

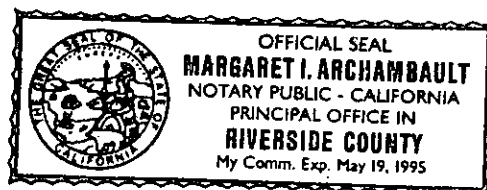


EXHIBIT A

PARCEL 1

THAT PORTION OF LOT 6 OF EVANS RIO RANCHO, AS PER MAP RECORDED IN BOOK 10, PAGES 52 TO 54, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 44 OF RECORDS OF SURVEY AT PAGE 67 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 2 OF SAID RECORD OF SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 53° 44' 13" EAST;

THENCE NORTH 0° 16' 58" WEST, A DISTANCE OF 73.00 FEET;

THENCE NORTH 58° 15' 06" EAST, A DISTANCE OF 46.00 FEET;

THENCE NORTH 2° 49' 52" WEST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 13° 47' 34" WEST, A DISTANCE OF 96.39 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 84° 56' 32" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE 119.02 FEET TO THE NORTHEASTERLY CORNER THEREOF;

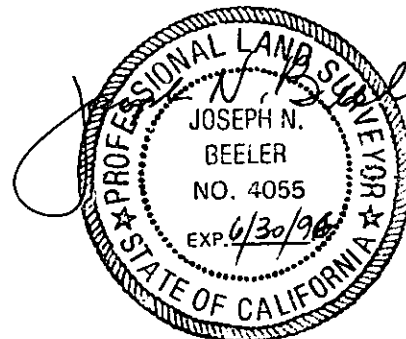
THENCE SOUTH 3° 26' 00" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 201.13 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 88° 25' 31" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 110.74 FEET, TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 48° 18' 59" WEST, A DISTANCE OF 44.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 37,586.78 SQ. FT./0.863 AC.

DESCRIPTION APPROVAL 10/11/94
Mal S. B... by *LF*
 SURVEYOR, CITY OF RIVERSIDE



PW-005-945

EXHIBIT A

PARCEL 2

THAT PORTION OF LOT 6 OF EVANS RIO RANCHO, AS PER MAP RECORDED IN BOOK 10, PAGES 52 TO 54, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 44 OF RECORDS OF SURVEY AT PAGE 67 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY, SAID CORNER BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 53° 44' 13" EAST;

THENCE NORTH 0° 16' 58" WEST, A DISTANCE OF 73.00 FEET;

THENCE NORTH 58° 15' 06" EAST, A DISTANCE OF 46.00 FEET;

THENCE 2° 49' 52" WEST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 13° 47' 34" WEST, A DISTANCE OF 96.39 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2,

THENCE NORTH 84° 56' 32" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 121.90 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2;

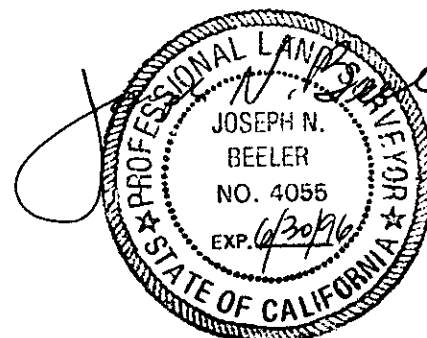
THENCE SOUTH 5° 11' 50" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 205.00 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL 2, SOUTH 37° 49' 25" EAST, A DISTANCE OF 53.68 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER BEING ON SAID CURVE HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE OF SAID CORNER BEARS SOUTH 37° 49' 25" EAST;

THENCE EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 91° 33' 38", AN ARC DISTANCE OF 63.92 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27,290.73 SQ. FT./0.627 AC.

DESCRIPTION APPROVAL 10/11/94
M.S. Dr. by *WF*
 SURVEYOR, CITY OF RIVERSIDE



PW-005.945